

## **COMMITTEE ON COMMUNITY IMPROVEMENT**

**October 14, 2003**

**4:30 PM**

Chairman O'Neil called the meeting to order.

The Clerk called the roll.

Present: Aldermen O'Neil, Wihby, Shea, Smith, Lopez

Messrs: R. MacKenzie, R. Ludwig, W. Jabjiniak, F. Thomas, R. Sherman,  
S. Maranto

Chairman O'Neil addressed Item 3 of the agenda:

Resolution and budget authorization authorizing transfer and expenditure of funds in the amount of \$37,000 (Affordable Housing Trust Fund) for the 2003 CIP 612404 Families in Transition – 394 Second St. Pre-development.

On motion of Alderman Smith, duly seconded by Alderman Lopez it was voted to approve the resolution and budget authorization.

Chairman O'Neil addressed Item 4 of the agenda:

Resolution and budget authorization authorizing acceptance and expenditure of funds in the amount of \$225,000 (Federal) for 2003 CIP 410903 Weed & Seed Program.

On motion of Alderman Lopez, duly seconded by Alderman Shea it was voted to approve the resolution and budget authorization.

Chairman O'Neil addressed Item 5 of the agenda:

Resolution and budget authorizations authorizing transfer and expenditure of funds in the amount of \$650,000 (HOME funds) for 2004 CIP 612204 Gale Home Congregate Housing Development Project.

On motion of Alderman Lopez, duly seconded by Alderman Shea it was voted to approve the resolution and budget authorizations.

Chairman O'Neil addressed Item 6 of the agenda:

Resolution and budget authorizations authorizing transfer and expenditure of funds in the amount of \$200,000 (HOME funds) for 2004 CIP 612304 MNHS Homebuyer Assistance Program.

Alderman Lopez moved the item for discussion. Alderman Smith duly seconded the motion.

Alderman Lopez asked Mr. MacKenzie how much money do we have left if we give this money here.

Mr. Robert MacKenzie responded these projects and the one before it were discussed previously as part of the FY04 budget. There was some left over money I believe from the previous year HOME allocation. We normally get \$700,000 in HOME funds from HUD. This and this I believe bring all of our HOME commitments, at least for the current fiscal year, it commits all of our funds. I just want to verify that with Todd. Yes.

Alderman Lopez asked so we have no more HOME funds for FY04. Is that what you are saying?

Mr. MacKenzie answered not in FY04.

Chairman O'Neil called for a vote on the motion. There being none opposed, the motion carried.

Chairman O'Neil addressed Item 7 of the agenda:

Resolution and budget authorization authorizing acceptance and expenditure of funds in the amount of \$2,460.54 (CDBG) for 2004 CIP 610304 Capital Repairs – Helping Hands Outreach Center Program.

Alderman Smith moved to approve the resolution and budget authorization. Alderman Lopez duly seconded the motion.

Mr. MacKenzie stated I do believe that this is something they have determined they can do through volunteers and they have some plumbers that can work on it. We have helped them out with another project recently so we do not believe it is critical at this point to fund that project.

Chairman O'Neil asked would you recommend to receive and file this communication.

Mr. MacKenzie answered yes.

Alderman Smith withdrew his motion to approve the resolution and budget authorization. Alderman Lopez withdrew his second.

On motion of Alderman Smith, duly seconded by Alderman Shea, it was voted to receive and file.

Chairman O'Neil addressed Item 8 of the agenda:

Resolution and budget authorization authorizing acceptance and expenditure of funds in the amount of \$18,400 (PSNH) for 2004 CIP 711204 LED Program.

On motion of Alderman Smith, duly seconded by Alderman Shea, it was voted to approve the resolution and budget authorization.

Chairman O'Neil addressed Item 9 of the agenda:

Communication from Ron Ludwig, Parks & Recreation, providing an update on the Riverfront Park Project and asking about the status of the "cash contribution" from the Riverfront Park Project, which was supposed to be earmarked for CIP #510004 Derryfield Park Rehabilitation Phase II.

Alderman Shea moved the item for discussion. Alderman Smith duly seconded the motion.

Alderman Shea asked could Ron Ludwig come forward please.

Mr. Ludwig stated basically this came forward rather innocently from Finance who asked a couple of questions relative to how we wanted the start-up for the project handled and when we attempted to start that up we were corrected so I am not sure that funds are expendable at this point and no start up can take place. After several attempts at trying to find out from Planning and the Mayor's Office I decided to write a letter just to get it cleared up.

Alderman Shea asked what is the status now. Is it in limbo? Is that what you are saying?

Mr. Ludwig answered that is pretty much it. We have some surveys and some plans that were drawn up by TF Moran. We also have plans that were drawn up

with some information that we provided to HNTB. We have plans and we would be ready to move forward but I guess the funding is an issue at this point.

Alderman Shea asked does anyone know anything about the funding.

Mr. MacKenzie answered this was included in the FY04 CIP as a project. It was under the Other category, which is not the normal general obligation bond and basically it was funded pending either cash or work in lieu of cash by the developer of Riverfront Park. I do know that the CIP Committee later discussed that in more detail and did not reach any conclusions. As it stands now it is under the CIP program as money available from that development.

Alderman Shea stated well I thought he made some verbal agreement or was there a written contractual agreement in this regard. Was it the fact that he was going to provide this and didn't or what? Do we have any legal basis?

Mr. MacKenzie responded in the original agreement there was an indication that they would move the Singer Park project, either portions of it or I thought based upon the City's determination of where it would be located either do the work or provide cash. Now there was no dollar amount mentioned, although in discussions they mentioned \$500,000 to \$700,000.

Alderman Shea asked was that legally done. In other words is there a legal document that indicates that they will do this?

Chairman O'Neil stated the Solicitor is behind us. Tom do you have any knowledge of this?

Deputy Solicitor Arnold responded I do not know off the top of my head. I will certainly research that. I would have to review the various documents that we have and I could get back to the Committee.

Alderman Shea stated I have a question not so much about the cash but the lights themselves. My understanding when we discussed the lights that were there is they were going to be stored someplace at Parks & Recreation's discretion to be used by Parks & Recreation. Now I see according to this that they are going to keep them.

Chairman O'Neil responded my only knowledge of that is this letter. The Committee did take a vote to do two specific actions. One was to move the bleachers, which is complete and the second one was to utilize the lighting at a site to be determined later. I don't know if that is something that we will find out about at the Committee meeting later today or not.

Alderman Wihby stated my understanding when the baseball deal happened was they were basically talking about moving Singer Park to Derryfield. If they decided to move it to Derryfield that would have been fine and the money would have gone to that but there might have been another location and that is where the money was supposed to go. Do you know anything about that? It seems to me that they were not sure it was going to Derryfield and there was another place they were looking at. Bob, you must have been involved. I know the Mayor was looking at another site somewhere and thinking of taking some of that money and moving it there rather than Derryfield.

Mr. MacKenzie responded I was not involved in the negotiations with the developer pertaining to Singer Park. I know the Mayor's Office was but our office was not.

Chairman O'Neil stated I don't think it was specific to negotiations. I recall what Alderman Wihby said that we were supposed to identify parcels around the City where either Singer Park as a venue or parts of Singer Park like a soccer field could be relocated of which Derryfield was one of them. You never got involved with looking at other sites Bob?

Mr. MacKenzie responded only to the extent that we did identify...we did not find any large tracts of vacant land that would work. The only thoughts we had were either designating West Memorial Field or the Memorial Complex once that is complete as the venue.

Chairman O'Neil stated although that would create issues with financing regarding the Department of Education and that I thought. I can remember we had those discussions. I thought those were ruled out. Does anybody else remember that?

Alderman Wihby stated the last thing I thought was we knew Derryfield had to be done. We were allocating money in the CIP to get that done and then I thought what happened was we started talking baseball and we said gee maybe we don't have to come up with so much money because baseball is going to give us something if we move Singer Park and we can use that over at Derryfield and work with that. It wasn't necessarily...I mean Derryfield was going to get done somehow. I don't know how but then we came across baseball and said well that will help us. I don't know what happened to the money that we thought Derryfield was going to be done with initially.

Chairman O'Neil asked Bob are you saying that what was approved in the CIP budget was a dollar figure based on the contribution from the developer. That was the only funding source in the FY04 budget?

Mr. MacKenzie answered yes. There was again at least mentioned by the developer at either a Committee meeting or Board meeting a range of \$500,000 to \$700,000 depending on how much it would cost to move the venue. So early on it was placed in the CIP budget expecting that there would be some money coming and anticipating it was going to Derryfield Park so the lower end of that dollar amount was used - \$500,000.

Alderman Lopez stated I agree with everything everybody said but that is not going to solve the problem. When we approved the CIP budget, the notation was there that we were going to get \$500,000 and nobody has done anything all this time. I remember when Mr. Sanborn was sitting there and we talked about the bleachers and we talked about the lights and we talked about the deduction that he would come up with working with the staff – I believe Mr. Jabjiniak was part of that whole discussion that it might not be \$700,000. It could be \$500,000 and they were going to work out the figures. My question is for Mr. Jabjiniak. Have you had any discussions whatsoever about what the deduction from the \$700,000 was going to be because we put the bleachers over at West and we didn't receive the lights as we were going to so what is the situation? It lies in your hands.

Mr. William Jabjiniak stated we have briefly discussed the situation with Mr. Sanborn. He was looking for alternative sites. He has not really gotten any further into the numbers. He did give a range at the time that you spoke of. I have not had a definite number given to me as to what the exact cost of that move was. We have had ranges but I haven't been given a formal number saying this is what the cost of moving the bleachers was. I don't have a whole lot of progress to give you tonight.

Alderman Lopez asked when is the last time you had a meeting with Mr. Sanborn to discuss the situation on Singer Park.

Mr. Jabjiniak answered it has probably been over 30 days.

Alderman Lopez asked and Mr. MacKenzie during that time nobody has looked at the footnote in the CIP budget that we approved where Ron Ludwig was supposed to get his money.

Mr. MacKenzie answered there was no time limit placed upon that footnote. It was assumed some time during the fiscal year but there was no time limit put on it.

Alderman Gatsas stated Mr. MacKenzie I would assume that at some point if we gave them the money in November he is not going to be able to do much construction in December. Normally these things are fast tracked and just so I can

bring everybody's memory closer to date, this project started three years ago. It first started that the City could put in \$150,000 and get \$450,000 worth of Federal funds to do all of the work at Derryfield Park because that was during the CIP budget of three years ago when we were going to distribute rather than take money from other parks and give it to Derryfield. I said fine let's just go for the Federal funds. Well we put the \$150,000 in but we never got the Federal funds. In this year's CIP budget we were going to complete the project at Derryfield. That was in the budget and \$500,000 was going to Derryfield. Well we found out that the developer was going to give the City \$500,000 and that is why the footnote is in CIP so that that project can get completed. I think if anybody goes by there that is probably right now the most used park in the City. I think that we need to first get the developer to give us the \$500,000 so Mr. Ludwig can go forward with the completion of this project and I guess that would be the first thing we should be looking for so we can get this done.

Alderman Shea stated just for the record, I happen to have the Committee on Community Improvement meeting minutes, which are dated March 11. In it there are a couple of clarifications for the record here and I will read them, "Mr. Sanborn replied that our intention here is simply to provide you folks with an enhancement for future athletes and athletics of the City, however, how you determine to spend the money is up to you. We just hope it isn't something that is controversial and does overall good for the City. Alderman Lopez stated I just want to clarify something for my benefit. When you say the cash option is between \$500,000 and \$700,000 is that in addition to the equipment or is the equipment subtracted if we move it or what? Mr. Sanborn asked are you talking about the lights. Alderman Lopez answered yes. Let's say the bleachers and the lights. That is not subtracted from the \$500,000 or the \$700,000 you are referring to is it? Mr. Sanborn responded it was all inclusive. We anticipated to relocate the stands, the lights and to recreate the field as it is and that it would run, depending upon the site work that was needed, somewhere between \$500,000 and \$750,000." That clarifies how much he intended to give the City. On the other hand, on Page 15 in the same CIP meeting we are talking about another situation and I believe that had to do with the relocation of the field. I lost my place here but I will come back to it later.

Alderman Smith stated if you go back in our...I think the mention of \$500,000 was in lieu of either moving Singer Park to Derryfield Park or a cash contribution. I think what Alderman Gatsas is saying is that he assumes it was \$500,000 there to finish Derryfield Park but the way I read this is it was either \$500,000 or \$500,000 in kind services for the movement of the field to another site.

Chairman O'Neil responded I think in just reviewing what Alderman Shea read they will subtract the relocation of the bleacher cost off of that and if, in fact, the

lighting issue gets resolved that will be included in that so in the end it might not be \$500,000. Am I correct?

Alderman Gatsas asked is that assuming that you are starting at \$500,000 or are you starting at the \$750,000. I would think that you are starting at the \$750,000 because it says all inclusive.

Chairman O'Neil asked, Bob, what is the number that we carried in CIP.

Mr. MacKenzie answered we carried the lower end of that range, which is \$500,000.

Chairman O'Neil stated I guess we have to find out first what the agreement says. I don't know.

Alderman Shea stated I found the reference about the lights. On Page 15 it says, "Alderman Shea moved that the bleachers be moved to West Memorial Field, the lights be given to Parks & Recreation for future use and a cash proposal from the developer, Manchester Downtown Visions, be accepted and put in the City's special revenue reserve account. Alderman Lopez duly seconded the motion. Alderman Lopez stated I need to ask Randy a question. Randy is it the procedure that the Board can tell you where we want that money put? Mr. Sherman replied you would have to through your budget process make that part of your appropriation." My point is Mr. Chairman that they did agree to give us the lights and now they are reneging on that. What I asked before is if we have something in writing. Obviously if we don't then there is nothing but...

Chairman O'Neil interjected I think the Solicitor is going to have to look into that part of it.

Alderman Smith stated the report of the Committee on Community Improvement recommended the following actions: relocation of Singer Park, the bleachers be moved to West Memorial, the lights be given to Parks & Recreation for future use and a cash proposal from the developer, Manchester Downtown Visions, be accepted and put into the City's special reserve. Alderman O'Neil moved to reconsider. Alderman Gatsas duly seconded the motion. The Mayor called for a vote. There being none opposed, the motion carried.

Chairman O'Neil asked where is that. What date?

Alderman Smith answered that was the March 18, 2003 Board meeting.



Chairman O'Neil asked, Ron, do we know what the final cost is to finish Derryfield. It is more than \$500,000.

Mr. Ludwig answered yes and thank you for asking because there are a lot of discussions taking place now and it seems like \$500,000 is being set as a limit. What we did in our regular CIP budget request was ask for \$500,000 and that is without regard to where any in kind service or other funds were coming from. That was just our standard CIP request, which we felt would fit into a scope of work that we could accomplish in this season. If you look at the CIP budget request you will also see additional amounts going forward in subsequent years. It is not the final number. Back in March we were actually asked to supply some figures for what it would take to move that project along. At that time, the numbers looked more like \$700,000 to \$750,000. We weren't really stuck on a \$500,000 number to complete the project.

Chairman O'Neil stated a couple of things need to happen. We need to find out what the correct dollar amount is. Is it \$500,000 or is it \$750,000? Bill you need to... I know the bleacher relocation has happened within the past month. Maybe as soon as possible you could get what the total costs were to relocate those bleachers because according to what I have read that comes out of that number whatever the number is. Am I correct?

Mr. Jabjiniak answered that is correct.

Chairman O'Neil stated I think addressing the lighting may be appropriate for the Special Baseball Committee to address and if they think the lights need to stay there they need to make that recommendation to the CIP Committee and we need to change it then.

Alderman Gatsas stated I guess we are back to whether this Committee or the full Board is going to suggest to Mr. Ludwig that we go forward with Derryfield Park because it is either \$500,000 and maybe there is too much on the developer's plate now where he is doing Gill Stadium and doing renovations building a \$27 million project down at Singer Park and maybe we should allow the people who constructed the first part of the park to go forward with that \$500,000 and take the cash deposit so we can move it forward.

Chairman O'Neil responded I don't think we can move forward until we figure out how we are paying for it first.

Alderman Gatsas stated we know how we are paying for it.

Chairman O'Neil responded we don't have the check in hand yet so I don't know how we can move forward without having the money. The other thing I would like to recommend is I think we need some kind of update on what is going on at Derryfield Park.

Alderman Gatsas asked in regards to...

Chairman O'Neil interjected I have no idea what the next phases are.

Alderman Gatsas replied I am sure Mr. Ludwig can give us those. He has given them to us in the past and showed us what he is going to do with tennis courts and soccer fields and baseball fields. I don't think that is a very difficult thing to do. I think it was there in planning three years ago when we stopped this project in the middle because we were moving forward with this funding in its place.

Chairman O'Neil stated there seems to be a lot of unanswered questions here that we need to get answered.

Alderman Shea stated one of the questions that I might ask is is the proposal that Alderman Gatsas is making and what you are going to look into for phasing and so forth does that include any kind of inclusion of Singer Park. In other words is that exclusive of having Singer Park move their soccer program up to Derryfield or if they were to do that does that have any adverse affect on what you are trying to do?

Mr. Ludwig responded if I understand your question...

Alderman Shea interjected my question is the phases that you are going through at Derryfield Park do they include any part of Singer Park. In other words, are you making it so that Singer Park would be relocated there or it has nothing at all to do with Singer Park? That is what I am asking.

Mr. Ludwig replied we were not moving forward with the Singer Park venue for Derryfield.

Alderman Shea asked so basically it is strictly improvements to Derryfield Park without regard for anything involving Singer Park. That is what you are saying? Now my question is let's assume for the sake of discussion that Singer Park were to be located at Derryfield Park. Would this complicate the process that you are now going through?

Mr. Ludwig answered yes in that there are no provisions to light this field. There are no provisions for the kind of seating that you would be looking for or even

maybe the parking, although the parking on the HNTB plan was fairly significantly at the time they made that proposal to us, which kind of tweaked the TF Moran proposal.

Alderman Shea stated let's assume you go through these phases and the funding somehow becomes available. Would it be more expensive to add then the Singer Park project to Derryfield Park?

Mr. Ludwig responded the answer would be absolutely because of issues relative to lighting and things like that. We would be digging up a field that we just completed so I think it would be more expensive to back track and try to do it if that is what your question is.

Alderman Shea asked so in essence if the phases that you are suggesting were to be added to Derryfield Park it would eliminate Singer Park from going up there unless we added a great deal of money to the project.

Mr. Ludwig answered yes.

Chairman O'Neil stated my recollection of the issue is that there had been some discussion and we were talking about building a soccer field somewhere in this City. The discussion centered around Derryfield Park at the time. I believe that in relocating the bleachers to West Memorial with the commitment to Gill Stadium that we were actually in fact saying that Gill Stadium would be the venue in the City of Manchester. I think the majority of the Board was in agreement, including the Alderman that represents that area that they did not want to see the venue of Singer Park with the lighting and the large grandstands and all of that and all of the parking at Derryfield Park. Everybody is shaking their head yes. So what we really need to focus on is the building of a soccer field.

Alderman Gatsas stated I think if you and the reason you made your motion for reconsideration that evening was exactly for that fact, that that total venue wasn't moving to Derryfield Park. That is why you made the motion for reconsideration. So if you go to Page 17 of the information that I had the City Clerk's Office gather and you look at the third paragraph down after we were discussing all of the things that we were looking to put at Derryfield Park Mr. Sanborn replied "from my side you have so much money. If you can get all of those things accomplished with the amount of money we are giving you that would be great. I really don't know what those costs are so I can't say that." This is talking about making the changes to the tennis courts, the baseball field and adding a soccer field. The soccer field wasn't going to be of the quality of a soccer field that was at Singer Park but it was going to be the quality of a soccer field that the kids could play on and it would be another park available to the student athletes of the City. I think if you read this

whole thing you are going to find that the intent, and this was done in March, the Board when it passed the CIP budget in June understood with a total vote because that was a unanimous vote, where that money was going to be earmarked to because at no other time have I ever seen a footnote in a CIP budget. Now Mr. MacKenzie maybe there have been others but I don't remember one in the last four years that I have been here. This was pretty clear that the footnote was there with the \$500,000. I guess I am back to the point where Mr. Sanborn said if we can do it all for that amount of money that is great. I guess it comes back to whether it is \$500,000 or \$750,000 and how we get everybody off the dime of whether we get the money deposited or get the work done.

Chairman O'Neil stated that is the first question that has to be answered. What is the dollar amount or is it in kind work? There isn't anyone here who is able to answer that tonight and I think we need to get that answered. Secondly, I would like to see at our next meeting a presentation made as to exactly what is planned for Derryfield Park because I don't have a clue.

Mr. Ludwig responded actually we had a plan from TF Moran that we were asked to send to HNTB. They revised our plan and actually we liked their plan a little better.

Chairman O'Neil replied but we have never seen it.

Mr. Ludwig stated we can bring it in.

Chairman O'Neil stated I would like to see that happen at the next meeting.

Alderman Lopez stated we all agree that Derryfield is out for Singer Park so we know what we are talking about. Is that agreed? The second is the money. The third is, Ron, I think that you have been looking for places to put Singer Park. My recommendation is Derryfield. We have not come up with a place in the City. Is that correct?

Mr. Ludwig replied we haven't yet.

Alderman Lopez stated and I know that some people want to have a Singer Park. Now the development down there and all of the other aspects that Chairman Wihby is going to take and look at at his Committee...we need to have some action as far as if we do not have a place to put Singer Park then I agree with the Chairman that we need some instructions here. How much money are we going to get so we can move forward and let's get the money in the checking account so we can move forward with Derryfield Park. There are some questions that you are referring to that have to be answered but they have to be answered by this

Committee or the Superintendent or Bill Jabjiniak and the baseball committee. We have to solve that problem. I mean does everybody agree that that is the situation? Where are we going to get the money? We have no place to put Singer Park.

Mr. Ludwig stated I think one thing you have to decide is if this Committee and the entire Board for that matter is looking for a place to relocate Singer Park you really need to define what Singer Park is going to be. Is it going to be used as a form of what Singer Park was used for, which was semi-professional or professional soccer? Once you define what the scope of Singer Park is going to be then it makes it a little easier or maybe not easier to find a site to put that venue on. One of the big issues in trying to find land is that most of the times when we find a place that is large enough to support it, it moves through a residential neighborhood, which no one is very happy to have happen. That is one of the biggest drawbacks in my opinion that when you find a site that could be usable in terms of the size it moves a lot of people to a residential neighborhood that aren't happy and don't want to see that happen.

Chairman O'Neil stated I am going to speak for myself here. When we decided to move the bleachers to West Memorial in my opinion we pretty much conceded...and we committed to do the work at Gill Stadium and make it a multi-sport facility, we conceded that we would not have a full Singer Park complex type facility in the City. That is what I remember. We were going to try to get as much by moving the bleachers to West Memorial and beefing that up a bit and we were hopefully going to do similar work at Memorial High School. Really what we are talking about in my opinion is where is the best place to have the soccer field built? Is it Derryfield or is it somewhere else? I don't know that. I haven't been told. I think...I am getting a lot of heads shaking yes here that maybe you need to be looking where is the best place to build a soccer field. Is it Derryfield? Is it somewhere else? Can you answer that tonight or do you need to look at that?

Mr. Ludwig responded I can tell you that we are limited but again it goes back to again I think some discussions that we had earlier here in terms of school use and if you don't want to conflict with school use in terms of the 30% funding that you are going to receive back. I think that was an issue.

Chairman O'Neil asked at West Memorial or at Memorial, correct.

Mr. Ludwig answered anyplace.

Chairman O'Neil stated well it is not anyplace if it is not a school facility like West Memorial, Memorial or Livingston it is not an issue.

Mr. Ludwig replied right. You are looking for pretty much a pure recreation field.

Alderman Shea asked, Ron, if Gill Stadium is going to be for multi-purpose usage wouldn't Singer Park be able to fit in their program to play there.

Mr. Ludwig answered I think 90% or higher of what has been done down at Singer is going to be able to be replicated at Gill Stadium and probably some at West Memorial and hopefully down the road at Memorial. However, the one issue was...I had some discussions with Bill about trying to keep the semi-professional team around and having a place to go. It would be difficult for them at Gill to some degree because they are a spring venue. That is not to say that they couldn't be accommodated at one of our other facilities.

Chairman O'Neil asked why couldn't they go to West Memorial. There are grandstands and lights and a synthetic surface.

Alderman Shea asked if we were to do this would Singer still have to be obligated to the City for whatever we are talking about – the \$500,000 or \$750,000. Would they still have to give that money to the City? This is something that obviously I think everybody would be interested in.

Mr. Jabjiniak replied I think you are referring to Mr. Sanborn coming back with a dollar amount for us to utilize as you see fit.

Alderman Shea responded my understanding was that we could use it any way we wanted and put it anywhere we wanted so in essence if we were to say to them look Singer Park is going to be part and parcel of the overall City's situation. They are going to use Gill Stadium occasionally and West Memorial occasionally and we want to build up, not build up but use the money in order to help with the development at Derryfield Park.

Chairman O'Neil asked can we bring some closure to this tonight because we are not going to go far.

Alderman Lopez stated I have been saying Singer Park and I am talking about the soccer field. In the Derryfield plan is a soccer field in that plan? Are there softball fields in the plan and tennis courts?

Mr. Ludwig replied yes.

Chairman O'Neil stated Ron I think it would be helpful to the Committee if at the next meeting we have a presentation on the Master Plan for Derryfield. I don't

think any of us know fully what is intended to go on up there and I think we really should to be making this decision.

Alderman Lopez stated I was just wondering if there is no other place in the City for this soccer field why wouldn't we negotiate to move the soccer field to Derryfield.

Chairman O'Neil responded I think one of the problems was that Ron was acting thinking that we were looking to relocate the venue of Singer Park not just the soccer field.

Mr. Ludwig replied I was originally. I am going back pre-March probably at that point when it was first discussed.

Chairman O'Neil stated well I asked you that question and you said yes.

Mr. Ludwig responded not at this point.

Chairman O'Neil asked what is this point, Ron.

Mr. Ludwig answered at this point I think there were other discussions at other meetings when I was asked and I think it was probably by the Mayor if we could work with Planning and others to find space for Singer Park.

Chairman O'Neil asked the soccer field or the venue.

Mr. Ludwig answered the venue. That is what I have been looking for for the last four months.

Chairman O'Neil replied that is what I just said. That you have been looking to move the venue.

Mr. Ludwig responded well I thought that was the...

Chairman O'Neil stated you are right. That was the directive but really what we needed to be talking about because of other actions was looking for relocating the soccer field, not grandstands or lighting or those other issues. That to my understanding did not happen by Parks & Recreation and it did not happen by the Planning Department. Correct?

Mr. MacKenzie responded I am not sure that I understand the question. For the venue we looked at a few options but did not find any. There are no new

properties other than properties behind the YDC but that has a lot of other issues. The only others were Gill Stadium, West Memorial and Memorial fields.

Chairman O'Neil replied I think we have conceded that the venues will change in the City to be Gill Stadium, West Memorial and Memorial when it is finished but regarding the creation or rehabilitation of a soccer field in the City you are not specifically involved in trying to find that site. Just a soccer field.

Mr. MacKenzie responded no.

Alderman Lopez stated I just want to make sure that I have a clear mind here. If there is no other place to move the soccer field that is at Singer Park and we want to move it to Derryfield as part of the development plan and then negotiate the \$750,000 minus the cost to move the bleachers to West and what the lights are going to be and how much it is going to cost to move that soccer field to Derryfield I think all of these things were talked about before. I don't see any reason why we wouldn't give some type of instructions for them to negotiate that.

Chairman O'Neil asked negotiate what.

Alderman Lopez answered to move the soccer field to Derryfield as far as the Master Plan.

Chairman O'Neil stated because first we have to make sure we have the money to pay for it, which we don't have right now.

Alderman Lopez responded the way I understand it is Mr. Sanborn would move the soccer field wherever we want to put it.

Chairman O'Neil stated this needs to be two steps. We need the Solicitor's Office to find out what the agreement says exactly and talk with Mr. Jabjiniak and Mr. Ludwig and whoever else as to whether we are getting cash or they will be providing in-kind services to build that field. That has to happen first. Once we are clear on how we are going to pay for the building of this new soccer field we have to then say where is the best place to do it. Is it Derryfield Park or any other park in the City? I don't think we can be directing Parks & Recreation to move forward without knowing how we are going to pay for it.

Alderman Lopez stated I am talking about the negotiation between Mr. Sanborn and Bill Jabjiniak. He was supposed to negotiate and bring back to this Committee...am I correct? Did you have a clear understanding that you were supposed to bring back to this Committee a negotiation to move the soccer field someplace and we failed to tell you where we wanted it moved? Is that correct?



Mr. Jabjiniak responded I understood my instructions to be work with the developer and the rest of City staff to find an alternative location and present an option to you. Certainly you can chose to take the money and do whatever you want in terms of which park you want to do a venue at. We were asked to identify alternative sources.

Alderman Lopez stated if we are saying at this point that we want the soccer field at Derryfield then you can negotiate the final dollar figure and they can construct the soccer field working with the Superintendent. No?

Mr. Jabjiniak responded yes.

Alderman Wihby asked why wouldn't we just say that we want the soccer field at Derryfield. We go with the plan that Ron has and we tell the developer that we want our \$500,000. Why don't we just say that?

Chairman O'Neil responded I would like to see what the plan is. I have no idea what the plan is.

Alderman Wihby stated if that is the only location we have and the plan works...I mean we can just take the money and do it ourselves. We know we are going to have to throw more money into it also but we want to do the whole park there, not just the field. I think we should just take the money and do it on our own and fund it the way we usually fund it.

Alderman Shea stated I agree but the point that Ron brought up before was if we take the money and start planning and he has a certain phase in order to upgrade Derryfield Park, which is not inclusive of Singer Park then it is going to be an additional amount of money so we have to first of all wait I guess as the Chairman indicated to find out what procedure Mr. Sanborn's group is going to do. Whether they are going to say okay we will give you the money or it is an in-kind situation so that the Parks & Recreation Department can then go accordingly. Either fix the park up for the use of the citizens of Manchester or make it a park so that it includes the Singer venue. That is really the question. I would like to table this until we get more information.

Alderman Shea moved to table. Alderman Smith duly seconded the motion.

Chairman O'Neil called for a vote. The motion carried with Alderman Lopez duly recorded in opposition.

Chairman O'Neil stated Ron the discussion can take place as to how we are going to do this. What is the dollar amount we are getting and a full presentation at the next CIP on the plan for Derryfield.

Deputy Clerk Johnson stated can I also clarify that you wanted the Solicitor to review the agreements with Mr. Jabjiniak.

Chairman O'Neil responded correct. The Solicitor's Office should work with the Destination Manchester Coordinator to try to work through whether it is cash or in-kind services.

Chairman O'Neil addressed Item 10 of the agenda:

Communication from Robert MacKenzie, Planning Director, regarding the City's performance of the implementation of the Lead Hazard Control Grant Program.

On motion of Alderman Shea, duly seconded by Alderman Smith, it was voted to receive and file this item.

Chairman O'Neil addressed Item 11 of the agenda:

Communication from Stephen Tierney, Highway Department, regarding snow storage and noting that:

- they have received permission from the Airport to utilize land under their jurisdiction on South Willow Street for snow storage;
- their intent is to utilize the South Willow site at night and the Goffs Falls Road site during the day, if necessary; and
- they intend to pursue funds in the amount of \$350,000 for a portable snowmelter.

Alderman Shea moved to receive and file. Alderman Smith duly seconded the motion.

Chairman O'Neil stated Frank I think it is a nice job that you and your fellow City department heads did in trying to resolve this issue. Regarding the portable snowmelter, is that something you would be looking for...we are going to miss this winter season correct?

Mr. Frank Thomas stated that is correct. As noted in the correspondence we have locations for this season, however, long-term is not guaranteed so we are looking to start budgeting...it is a six to nine months delivery anyway on one of these snowmelters once we have the budget approved.

Chairman O'Neil asked are you comfortable that one snowmelter would adequately do the job in this City or would you have to look at a second one.

Mr. Thomas answered one snowmelter will do the job for the Highway Department. Traffic would have to look at how they would propose to handle their snow removal and disposal in the future. Either trucking out of town, trucking to a different location or potentially buying a smaller snowmelter.

Alderman Shea asked the people whom you referred to do they know that they should be looking at a snowmelter just like you are. Have you been in discussions with them?

Mr. Thomas answered I have been in discussions with a few Aldermen and I will be in discussions with the rest of the Board come budget time regarding a snowmelter.

Alderman Shea stated I am talking about other departments who may need it.

Mr. Thomas responded right now we don't see that the Parks Department has a need for one. The only department that would potentially have a need for one would be the Traffic Department. We will be glad to work with them so they can submit a budget request.

Chairman O'Neil called for a vote on the motion. There being none opposed, the motion carried.

Chairman O'Neil addressed Item 12 of the agenda:

Communication from Kevin Sheppard submitting a draft policy/procedure for Fleet Management/Motorized Equipment.

Chairman O'Neil asked Frank have you had a chance to get comments from other departments.

Mr. Thomas answered we requested comments one time and we didn't receive any so we sent out a second request. We anticipate a couple of the departments responding. For the next CIP meeting we will have a proposed draft for your consideration that will incorporate their comments.

On motion of Alderman Shea, duly seconded by Alderman Smith, it was voted to put this item on the table.

Chairman O'Neil addressed Item 13 of the agenda:

Communication from Girls, Inc. requesting financial support for a new facility.

Alderman Smith moved the item for discussion. Alderman Shea duly seconded the motion.

Alderman Smith stated I would like to refer this to staff because it is coming up at the Zoning Board on Thursday night to rezone this property to be used as a daycare center. I think beforehand we should find out what the Zoning Board is going to do.

Chairman O'Neil asked who would you like it referred to.

Alderman Smith moved to refer this item to the Planning Department. Alderman Shea duly seconded the motion.

Chairman O'Neil called for a vote. There being none opposed, the motion carried.

Chairman O'Neil addressed Item 14 of the agenda:

CIP Budget Authorization:  
410704 Streetsweeper

On motion of Alderman Smith, duly seconded by Alderman Lopez, it was voted to approve the CIP budget authorization.

Chairman O'Neil addressed Item 15 of the agenda:

Communication submitted by Alderman DeVries on behalf of the Manchester YWCA requesting a contribution of \$4,700 to cover the shortfall in income for the cost of a new boiler.

Alderman DeVries stated the boiler was part of a capital campaign that the YWCA is about to undertake. As you can see from the attachment that was forwarded with your package, the boiler did die. It has a total replacement cost of \$19,700. The YWCA was able to identify \$15,000 in loans leaving the remaining \$4,700 that has not been identified yet for any means of payment. This is why they are coming to the City. I also identify that the YWCA does service a total of 2,891 unduplicated clients within the City of Manchester. The communication also discusses some of the programs like the Crisis Center, the Girl's Program Center and the Teen Programs that take place at that facility. Those are unduplicated by

any other facility. You will also be aware that the top two floors of the YWCA building are affordable housing units under a separate HUD program. I am sure that they are anxious to see the complete funding of the boiler repair. We did contact staff at this time and I will ask Bob MacKenzie if he has been able to assist in identifying any ability to fill this request.

Alderman Shea stated I think we have helped out the YMCA in the past haven't we.

Chairman O'Neil responded the YMCA yes.

Alderman Shea stated well I think we should help out the YWCA as well.

Alderman Shea moved to approve the request.

Chairman O'Neil asked do we have any funds in CIP, Bob.

Mr. MacKenzie answered the only funds that I think we could use on this were cash balances. The only projects that we identified were cash CIP balances. We did review those with the Committee roughly four months ago when we reviewed the bond balances. There is about \$17,000 left in cash balances. At the time, the Committee was discussing graffiti and kind of held back on earmarking those funds but again that would perhaps be the only source that I know of for the \$4,700.

Chairman O'Neil asked, Randy, you may not have been following our discussion on the request from the YWCA who is looking for \$4,700 to replace their boiler. It is kind of an emergency. Would that be appropriate out of civic contributions?

Mr. Randy Sherman replied yes except there is no money left in there. I think you gave \$2,000 last Tuesday night and that kind of drained us but you clearly could move contingency money if you chose to.

Chairman O'Neil asked would that be okay for the \$4,700.

Mr. Sherman answered yes.

Alderman Shea stated when you weigh graffiti versus the need for a boiler, what would you suggest, Mr. MacKenzie would be more important.

Chairman O'Neil responded Bob I will save you on that one.

Alderman Shea moved to take \$4,700 from CIP cash balances to fund this request. Alderman Lopez duly seconded the motion.

Alderman Lopez stated there is another account...Sam could you help me out.

Mr. Maranto responded initially I thought we might have been able to use, which was Federal housing trust fund money but there are separate boilers there and the boiler that works for the two stories of housing is separate from the one that works for the social services so that money would not be appropriate.

Chairman O'Neil called for a vote. There being none opposed, the motion carried.

Chairman O'Neil addressed Item 16 of the agenda:

Discussion regarding graffiti.

Chairman O'Neil stated Alderman Garrity sent a letter and I apologize that I don't have it with me but he sent a letter that was pretty much to the point. We have talked about this and talked about this and asked people to study it and we still haven't addressed one thing regarding graffiti in the City of Manchester.

Alderman Garrity would you just kind of paraphrase the letter that you wrote to the Board. I don't know if anyone has it with them.

Alderman Garrity stated I apologize because I don't have it with me this evening either but I went to Mr. MacKenzie to see if there was any grant funding to purchase some equipment to combat the graffiti problem in the City. It keeps on getting worse. I also touched base with Frank Thomas, the Public Works Director, and he is in the process of doing some research with some other towns and cities to see if they have any equipment and what they use and look at some of their programs. I think you are right on, Mr. Chairman. This has been studied enough. It is out of control in my ward. I don't know about everybody else's wards but we have to use a combination of enforcement and we have to purchase some equipment to combat this.

Chairman O'Neil asked, Bob, we approved...you mentioned that \$17,000. Didn't we approve that to get some kind of program going this summer and not a penny got used?

Mr. MacKenzie answered no it wasn't approved by the Committee.

Chairman O'Neil asked do you remember why. There was no plan probably?

Mr. MacKenzie answered correct. There was no plan to do anything with it.

Chairman O'Neil stated Alderman Garrity has made a suggestion that we have the Public Works Director move forward with this so we can stop having Committees look at it because it is not getting done. I am in support of Alderman Garrity's letter to be honest with you.

Alderman Lopez stated I think that David from the Mayor's Office has been working very hard with City staff to come up with some kind of plan. I know there have been many meetings that I have attended with Intown and the Highway Department and they are going to be making a presentation on what needs to be done. Bruce from the Highway Department has been at those meetings. I believe that Frank Thomas must be informed about those meetings or at least I would hope so. Just to say that we are going to go out and buy equipment and hire two people or do something like that to do something I don't think is appropriate. We should hear from the committee. They have been working on it and Alderman Shea has worked on it as Chairman of the Special Committee on Graffiti. I think Intown is taking care of downtown. They have a machine and they have done all the research so I think with some information coming forward we will be able to move forward with this other than just saying we need to get something done.

Chairman O'Neil responded I commend the work that Alderman Shea did for many years in chairing that Committee. We never gave him the resources really to address it and I think it really comes down to if I recall from Alderman Garrity's letter that we need two people out addressing it every day of the week because it is all over the City on municipal property. Again, I think Alderman Garrity was right on target with his letter. I would entertain a motion to ask the Public Works Director to come back with a plan including a request for funding to start addressing this and getting it done. With all due respect and you are right that David Scannell from the Mayor's Office has done an outstanding job trying to coordinate getting all of the interested parties involved but we have studied this thing to death and in the meantime we are not taking any graffiti off of the buildings in the City of Manchester. Is there a motion to ask the Public Works Director to come back with a plan including a request for funding?

Alderman Shea moved to have the Public Works Director work with other City staff and come back with a plan including a request for funding to address the graffiti problem in the City. Alderman Lopez duly seconded the motion.

Chairman O'Neil called for a vote. There being none opposed, the motion carried.

### **NEW BUSINESS**

Alderman Lopez stated somehow this letter got lost. It is regarding sponsors for Manchester police vehicles so they can get all of the vehicles they need. I know that we are going to purchase some but we don't have enough money to purchase all of the vehicles in a short time. I would like the Police Chief, City Solicitor, and Finance Officer to give their input at the next CIP meeting regarding this issue. This idea has been talked about by a few people and it was noted that other cities have been successful in this type of sponsorship.

On motion of Alderman Lopez, duly seconded by Alderman Smith, it was voted to have the Police Chief, City Solicitor and Finance Officer get together to talk about the feasibility of having sponsors for police vehicles and that they report back at the next CIP meeting with their recommendations.

Alderman Lopez stated I would just like to ask on Item 9 that we tabled what is going to happen here.

Chairman O'Neil responded two things. The Solicitor's Office and Economic Development Office needs to sit down with the developers to find out what the dollar amount is and whether they are going to make a cash contribution or are they going to provide work services. Secondly, Parks & Recreation will come back to our next meeting to present an updated plan on Derryfield Park.

There being no further business, on motion of Alderman Shea, duly seconded by Alderman Smith, it was voted to adjourn.

A True Record. Attest.

Clerk of Committee